

# 54th ANNUAL REPORT 2010

## *of the Executive Director*

### Cambridge Redevelopment Authority

#### WELLINGTON-HARRINGTON URBAN RENEWAL AREA

Homeowners of the Linden Park project required an executed substitute Certificate of Completion which the Authority executed in October 2010.

#### KENDALL SQUARE AREA

In July 2010, the City issued a Request for Proposal for design services to develop a Master Plan to focus on bicycle facilities, pedestrian crossings, vehicular traffic flow, parking, street trees, landscaping and lighting (LED and metal halide options). Detailed construction plans are expected to be created for Main Street between Wadsworth and Ames Streets, Point Park and the MBTA walkway.

Following the incorporation of the Kendall Square Association in February 2009 and the formation of several working groups within the KSA, the Kendall Square Association announced the hiring of its first Executive Director in October 2010. The KSA Executive Director has been instrumental in collaborating with public and private entities concerning issues that impact the Kendall Square neighborhood.

The Authority hosted a meeting at the Marriott in November 2010 with lighting consultant/speaker, Leni Schwendinger of Light Projects, Ltd. Attendees were presented with an introduction to light planning and creative lighting for public spaces. The presentation was well received with active follow-up discussion among attendees, and high expectations to pursue future lighting projects in Kendall Square.

#### KENDALL SQUARE URBAN RENEWAL AREA

In June 2010, the DHCD approved KSURA Plan Amendment No. 8 for the expansion of up to an additional 300,000 gross square feet for research and development/laboratory office space. Additionally, the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs noted the KSURA Notice of Project Change and determined that the proposed change is in accordance with Massachusetts Environmental Policy Act (MEPA) regulations at 301 CMR 11.10(b) and no further environmental review was required.

#### KENDALL SQUARE URBAN RENEWEL AREA/PARCEL 3

In March 2010, the Authority reviewed the Schematic Design Submission from Boston

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Properties for the expansion of The Broad Institute to 75 Ames Street with plans for a 250,000 square foot expansion to consist largely of laboratory space together with ground-floor retail shops on Ames Street. The two buildings will be linked together at each of the buildings' six lower levels with useable meeting and lounge space intended to encourage staff interactions and intermingling. Parking would be provided at the adjacent West Garage.

In April 2010, Boston Properties submitted materials for a 217-seat restaurant with an additional 64 exterior seats. Initially, the restaurant was named "Dogma", later to be changed to "MeadHall". It will operate on two levels and feature a large oval bar. The ground floor windows will be operating and the exterior will have banners and awnings.

The Broad Institute received Authority approval in April 2010 to host an art exhibit in the lobby of Seven Cambridge Center.

#### **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 4**

The preliminary design phase was approved by the Authority in 2010 for the renovation of the Charles C. Nowiczewski Plaza at the Marriott.

In November 2010, Boston Properties submitted to the Authority for review and execution a Modification of Operating and Easement Agreement in order to accommodate proposed restaurant and plaza renovations at Cambridge Center. Easements have been left in place to connect Broadway to the Plaza, Food Court and Main Street through the Marriott hotel.

Boston Properties restored the plumbing and electrical components to the sculptured fountain located at Galaxy Park.

#### **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 5**

The Authority received an executed Consent to Easement from the Massachusetts Institute of Technology to allow for the planning and development of the Grand Junction Rail Trail/Innovation Boulevard project to proceed.

#### **OTHER PROJECTS**

In January 2010, Alexandria applied to the City of Cambridge Planning Board to build its project within the new Planned Unit Development zone, and to approve their project site plans. In June 2010, the Planning Board approved Alexandria's project to build a \$1 billion Life Science Center along the Binney Street corridor.

The City Council enacted a policy order resolution in September 2010 to oppose the intent of the Grand Junction Rail Line to operate as a Commuter Rail line with additional rail traffic expected through the City of Cambridge citing both environmental and residential impacts for East Cambridge and Cambridgeport neighborhoods — four (4) major arterial roadways would be impacted and — additionally — such use would impede the implementation of the Grand Junction Rail Trail and/or Innovation Boulevard.

In September 2010, the City of Cambridge Board of Zoning Appeal approved a variance for Alnylam to install a new sign above the 2nd floor of their building at 286 Third Street. The Authority indicated its support for the proposed sign.

The City of Cambridge enacted a policy order resolution in September 2010 requesting the City Manager to investigate further the purpose for the intent to reduce traffic lanes to one at the area of Broadway and the Marriott Hotel. The roadway improvements are a result of a \$750,000 earmark secured by the Authority which was transferred to a reconstruction project identified by the City of Cambridge. The project is administered by MassHighway.

In October 2010, the City of Cambridge enacted a policy order resolution acknowledging MIT's desire to build a major mixed use retail/office complex in Kendall Square. The City Council directed the City Manager and Assistant City Manager for Community Development to identify a consultant to determine the future course of overall development for both Kendall Square and Central Square.

The Longfellow Bridge Rehabilitation Project is part of the state's Accelerated Bridge Project. In June 2010, Mass DOT Commissioner Luisa Paiewonsky invited the Authority's Executive Director to serve on the Longfellow Bridge Task Force. The goal of the Task Force was to gain perspective and input from business executives and civic leaders relating to the alternatives for restoration to the Longfellow Bridge proposed by Mass DOT. Following several meetings and the sharing of ideas and alternatives reviewed by its 37 members, the Task Force absolved in November 2010. The commitment by Mass DOT relating to the Longfellow Bridge "... is to restore the iconic structure to an improved structural condition, while respecting its multi-modal function and its historic, recreational and environmental significance".

The Authority is a recipient of an \$889,200 Congressional appropriation for Transportation Community and System Preservation Program funding for the "Gateway" project. This appropriation is a so-called "earmark" and has been granted 20% matching State funds in the amount of \$222,300. The total construction cost for the "Gateway" project is \$1,111,500. In July 2010, the Authority submitted the Project Initiation Form for the "Gateway" project to Mass DOT.

## **IN MEMORIAM**

Co-founder and CEO of Boston Properties, Edward Linde, passed away in January 2010. Mr. Linde along with Mortimer Zuckerman were partners at Boston Properties and in 1978, the Authority approved Boston Properties as developer for Cambridge Center. The first building, 5 Cambridge Center, was built followed by an additional 2.7 million square feet of mixed-use space including hotel, office, parking and retail space. In the words of the Authority's Executive Director, Joe Tulumieri, "Ed clearly gave the project the guidance and direction necessary to see the project through." Boston Properties and the Authority are considering the most appropriate way to memorialize Mr. Linde and his contributions to the district within the Cambridge Center properties.

## **ADMINISTRATIVE ACTIONS**

At the Annual Meeting, Mr. Bell, Chair of the Nominating Committee, presented a slate of officers as follows:

Chair - Jacqueline Sullivan  
Vice Chair - Alan Bell  
Treasurer - Mark Rogers

The nominations were approved and the Secretary was directed to cast one vote for the slate, as presented.

At the Annual Meeting, the Annual Report of the Executive Director for 2009 was received.



